



Totem Lake

ON TRACK

December 2011



Welcome to the fourth edition of the Totem Lake bulletin, "On Track." The idea for this publication came from the Totem Lake Symposium hosted by the Kirkland City Council in September, 2010 as a means to announce improvements to the Totem Lake Neighborhood and Business District, communicate regulatory updates, and highlight area businesses. For more information, visit www.kirklandwa.gov (Search: Totem Lake Action Plan)

Urban Land Institute Issues Final Report on Totem Lake-Recommend City Purchase of Rail Corridor

The City of Kirkland retained an Urban Land Institute (ULI) Technical Assistance Panel (TAP) to review City policies and codes for the Totem Lake Business District. After designating the District as an urban center, providing capacity for employment and residential growth, and outfitting Totem Lake with a transit center, the City continues to have high hopes that the District will realize its destiny as a regional suburban hub.

In its [final report](#), the ULI Panel agreed that the City was on the right track with policies that will encourage redevelopment of the District when the economy warms up.



Recommended code changes could help Totem Square

See "ULI Report" page 3

City Council Votes unanimously to purchase "Kirkland Segment" of Eastside Rail Corridor



Eastside Rail Corridor in Totem Lake

With the City Council's unanimous vote on December 12, 2011 authorizing the City Manager to enter into an acquisition agreement with the Port of Seattle, the City came one step closer to realizing the dream of a multi-modal transportation corridor on the abandoned BNSF line

See "Rail Corridor," page 3

BUSINESS HIGHLIGHT:

ASTRONICS ADVANCED ELECTRONIC SYSTEMS CORP.

Astronics Advanced Electronic Systems Corp. is a wholly owned subsidiary of Astronics Corp. It designs and manufactures innovative, high-performance electrical power generation and control and distribution systems for the global aerospace and defense industries. It is the leading provider of in-seat passenger power systems to serve today's air travelers, 90% of whom carry mobile electronic devices onboard. Over 500,000 airplane seats worldwide are equipped with its in-seat passenger power system. It is a pioneer in brushless power generation and intelligent power distribution and management. Its products help make aircraft safer, lighter, more reliable and less costly to operate. Major customers include the Boeing Company and Lear Jet.

See "Astronics," page 2



**Astronics Advanced Electronic
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Growth plans for the company identified the need for a larger location than the one it currently leases in Redmond. With over half of the 300 employees engaged in engineering, R&D, and administration and half in manufacturing and assembly, the company had unique tech/flex space needs.

A lengthy real estate search resulted in a new home in Kirkland's recently annexed area, now part of the Totem Lake Business District. The company paid nearly \$5.2 million for two tech/flex buildings that the bankrupt company Mastro Properties lost to Union Bank. The buildings total about 92,000 square feet and sit on roughly 8.25 acres. The company also acquired another 5.75 acres that will accommodate a planned third building.

Mark Peabody, Executive Vice President, and LeAnn Hurst, Senior Manager, Marketing/Communications spearheaded the search for a new home. While an attractive price was certainly a major factor in the company's relocation decision, it was not the only criterion. The company has won *Seattle Business* magazine's award for one of Washington's 100 Best Companies five years in a row. Maintaining high employee satisfaction levels was an important consideration, and moving too far away from the current Redmond site was ruled out. LeAnn is a Kirkland resident and her father-in-law, D.V. Hurst, is a former Kirkland Mayor. She knows that Kirkland is a well-run city and believes that it will be a good location for the company.

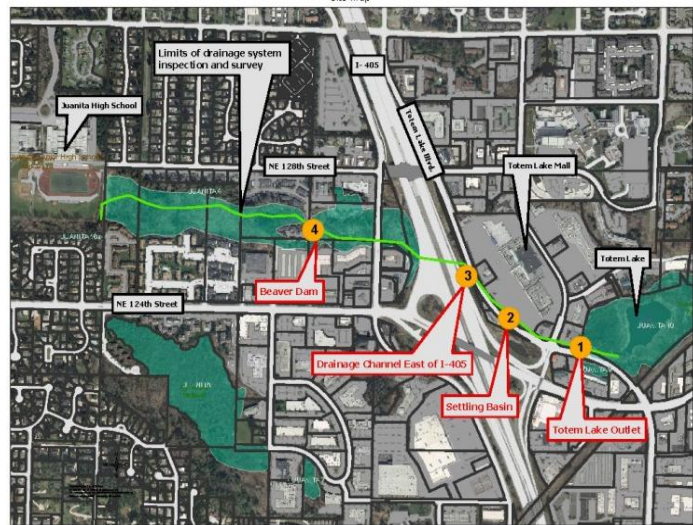
The new site, located at 12950 Willows Road N.E., is just 1.5 miles north of the existing one. It will be readied for occupancy over the next 18 months. ☒

The Totem Lake Business District has benefited from the Mastro bankruptcy, with two first rate companies, Astronics and Silicon Designs, Inc. bringing approximately 350 employees to the east end of the district. Silicon Designs will occupy 30,000 square feet (sf) of 13905 NE 128th in early 2012. The building permit was issued December 22, 2011. The company is expecting to lease the remaining 29,000 sf to an office tenant.

City's Proactive Measures Helped Reduce Flooding in Totem Lake

Pacific Northwest rains can mean localized flooding in certain areas. In rainy seasons of the past, Totem Lake has been one of those areas. Solving drainage problems in Totem Lake was one key issue identified in the [September 2010 Totem Lake Symposium](#). Due to the accumulation of sediments and vegetation, the natural flow of the Lake's outlet has been restricted. In response, a City Capital Improvement Project was developed with funding assistance provided by the King County Flood Control Zone District's Sub-Regional Opportunity Fund.

Following a detailed survey by City staff and the city's consultant, CH2MHill, a 2011 construction project focused on the removal of barriers located between I-405 and Totem Lake and the improvements worked well. During the heavy rains of November, Totem Lake Boulevard and



Totem Lake Flood Control Map

120th Street remained flood-free. This activity led to the discovery of other barriers not previously evident, particularly the area of drainage channel from the west side of I-405 to 116th Ave NE. With the upstream drainage channel now cleared, sediment and vegetation removal in the area between I-405 and 116th Ave NE will further improve flows out of Totem Lake. City staff and the consultant are currently working together to develop a plan for 2012 to address further maintenance needs in this area. ☒



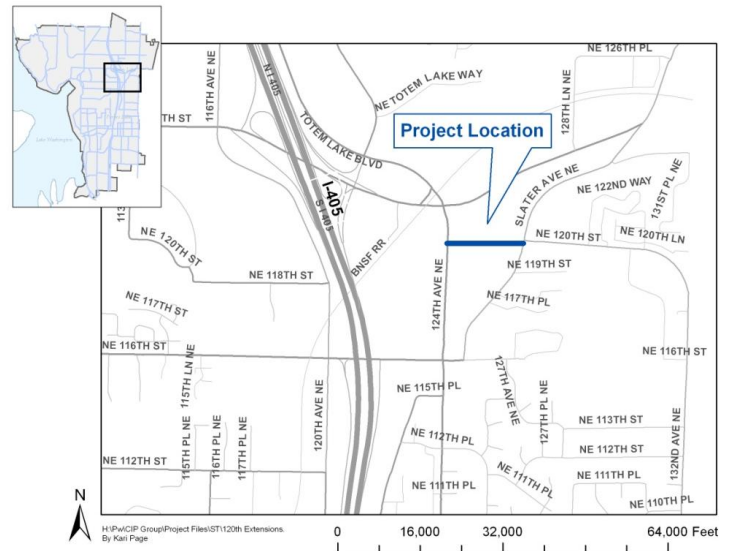
Settling pond before improvements



Settling pond after improvements

Traffic Improvements: 120th Street Extension to Enhance Connectivity

This project will extend NE 120th Street between Slater Avenue NE and 124th Avenue NE in the Totem Lake/North Rose Hill neighborhood. This new roadway will vastly improve traffic circulation in the Totem Lake area and improve exposure to adjacent businesses.



Pedestrian and bicycle amenities will enhance the connectivity for non-motorized transportation by linking with transportation improvements planned for Slater Avenue NE and along 132nd Avenue NE/NE 120th Street east of the project. Emergency access to surrounding areas also will be improved. This new roadway will be 44-feet (curb to curb) with a five-foot planter strip and five-foot sidewalk. A new traffic signal will be installed at 124th Avenue NE/NE 120th Street, and signal

modifications will be made at Slater Avenue NE/NE 120th Street. The project is currently in design and expected to go to construction in 2012.

The City received \$3.3 million in grants for this project; \$2.5 million from county-wide Surface Transportation Funding and \$800,000 from the Transportation Improvement Board. ☒

ULI Report

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While recommending that the City adhere to its big, long term vision, the Panel advised that small tweaks, particularly in the southeast quadrant of the District, could help catalyze development on an interim basis.

Leading with public infrastructure investments such as acquiring the BNSF railroad corridor and reinventing Totem Lake were additional suggestions of the Panel that the City has already begun to implement. (See related story on the City Council approval to purchase the abandoned railroad corridor for future multi-modal transportation use.)

Finally, the Panel recommended that the City continue to support the concept of redeveloping Totem Lake Mall as a mixed-use center with an emphasis on retail and working with Evergreen Hospital and the Lake Washington Institute of Technology to assure that these institutions have room to expand and flourish.

To view the report, go to www.kirklandwa.gov/totemlakeaction. ☒

Rail Corridor

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through Kirkland. The vote marks the beginning of a 60-day due diligence period that is expected to culminate with the City taking control of the corridor in March 2012. Both the Park Board and Transportation Commission recommended the purchase.

The trail stretches north for 5.75 miles from the proposed Transit Oriented Development (TOD) at the foot of 108th Avenue NE and the 520 bridge. Along the way, it touches several Kirkland business districts, as well as residential neighborhoods and parks.

In Totem Lake, a possible focus suggested by the Park Board and validated by the Urban Land Institute (ULI) in their recent study, is a linking of the corridor with a reinvented Totem Lake and a revitalized Totem Lake Mall. In other areas of Totem Lake, the prospects for redevelopment of older properties (e.g. Parmac Office Park located along I-405 just south of 116th Avenue NE) could be enhanced by their location alongside the corridor. To view the staff memo and to watch the December 12, 2011 meeting go to the City Council Agenda page at www.kirklandwa.gov/eastsiderailcorridor. ☒

Business Highlight II: Tennis Outreach Programs (TOPS)

Totem Lake is becoming a hub for children's activities on the eastside. The TOPS tennis center will be the latest youth-oriented organization that has chosen to locate west of I-405. The area is already home to Pump It Up, Sky Zone Indoor Trampoline Park, Rainbow Play Systems and Studio East.

Tennis Outreach Programs (TOPS) is a nonprofit organization that was founded in 2003 by Marceil Whitney, a tennis educator who has taught and coached tennis for over 36 years. She is the creator of the popular 'Teenie Tennis' teaching method, designed to provide effective tennis instruction to kids as young as three years of age. TOPS provides affordable tennis programs to youth, with a particular focus on underserved and at-risk youth in King County.

The organization's dreams of having its own indoor tennis facility are being realized. TOPS has signed a long-term lease on a former warehouse space at 10822 117th Place NE in Totem Lake's Parmac area. The site was selected because of its central location and proximity to I-405, adequate ceiling height, attractive lease rate, and the suspension of traffic impact fees.

Approximately \$1 million in tenant improvements are being made to the space to transform it into a first class tennis facility. When completed in early 2012, it will include six full-sized indoor tennis courts and six 36 foot Quick Start courts designed to give the youngest players a less intimidating introduction to the game.



The program aims to serve 150 to 200 kids per day; providing them with a safe and productive place to be.

Michael Calkins and Dan Willman manage the existing high performance premier program for juniors at Kirkland's Central Park Tennis Club. They have entered into a court leasing agreement with TOPS to allow their program to expand and serve more youth. When the new joint facility opens it will be called The Outreach and Performance Tennis Center.

Travis Roach has been named the Executive Director. Most recently, he served as General Manager of the Mercer Island Beach Club where participation in the tennis programs doubled during his tenure. He has also served as the General Manager of the UW Nordstrom Tennis Center and as coach of the Ballard High School tennis team. ☒

Totem Lake Business Data September-December 2011

	# of businesses	# of employees
New businesses (licensed by the City)	50	244
Businesses closed	10	28
Net new businesses	40	216

Total Totem Lake Businesses	799	10,833
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Totem Lake Business Data December 2010-2011

	# of businesses	# of employees
Total Totem Lake Businesses (as of December 2010)	715	10,136
Net new businesses* (December 2010 – December 2011)	84	697

*The City estimated that a quarter of these new businesses and employees are a result of the [2011 annexation](#).

This bulletin was prepared by the Economic Development Office, City of Kirkland, 123 5th Avenue, Kirkland, WA 98033.

For information about Kirkland's Economic Development Program or the Totem Lake Action Plan, contact Ellen Miller-Wolfe, Economic Development Manager, at 425-587-3014 or emwolfe@kirklandwa.gov.